



61-63 London Road, Redhill RH1 1NA

TO LET

Opportunity to Acquire Top Floor suite
in one of Redhill's Best Offices

4,326 Sq Ft
(402 Sq M)

61-63 London Road, Redhill RH1 1NA

DESCRIPTION

61-63 London Road offers the opportunity to acquire Grade A part fitted office in one of Redhill's prime office buildings. The prominent building was fully refurbished in 2017 and offers excellent cycle, parking and end of journey facilities. The striking full height atrium houses is light and flexible to suit the modern occupier. The 3rd Floor North Wing is the building's only availability, it overlooks Redhill's Memorial Park and is offered partially fitted with Kitchen and Breakout areas.

- ✓ Fully refurbished Grade A Offices
- ✓ Outstanding views over Memorial Park
- ✓ Light and spacious central atrium
- ✓ LED Lighting and VRV Heating & Cooling System
- ✓ Multi-modal communication with road, rail and air links
- ✓ Excellent car parking ratio with (1:248 sq ft)

LOCATION

Situated in the heart of the town centre 61-63 London Road is only 400m from the mainline station with quick access to both Victoria and London Bridge stations. The town benefits from excellent road links, situated within 3 miles of both M25 J8 and M23 J8. Both Gatwick and Heathrow airports are close by and the two centre provides fantastic local amenity within minutes.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
3rd North Wing	4,326	402
Total	4,326	402

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The office is available on a new Full Repairing and Insuring Lease directly from the landlord on lease terms to be agreed.

EPC The building enjoys an EPC rating of B48.



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 11-Jan-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Jay Moore
07772 064 440
jamoore@lsh.co.uk

Joseph Gillespie
07843 813 585
jgillespie@lsh.co.uk

Archie Chitty
07544 801 888
achitty@lsh.co.uk